

LĪHU'E TOWN URBAN DESIGN PLAN & LĪHU'E CIVIC CENTER SITE IMPROVEMENTS

PUBLIC MEETING

January 26, 2005

County of Kaua'i

INTRODUCTIONS

- **Mayor Bryan Baptiste**
- **County Project Managers**
 - Līhu'e Town Core Urban Design Plan: Keith Nitta (Planning Department)
 - Līhu'e Civic Center: Doug Haigh (DPW-Building)
- **PBR Hawaii:**
 - Frank Brandt, Russell Chung, Grant Murakami, Kimi Yuen
- **Citizen Advisory Committee:**
 - Neil Clendeninn, Mike Furukawa, Pat Griffin, Palmer Hafdahl, Laurie Ho, Steve Kyono, Cheryl Lovell Obatake, Russell Seacat, Sonia Topenio, Mark Ventura, Morton Yamasaki, & Avery Youn

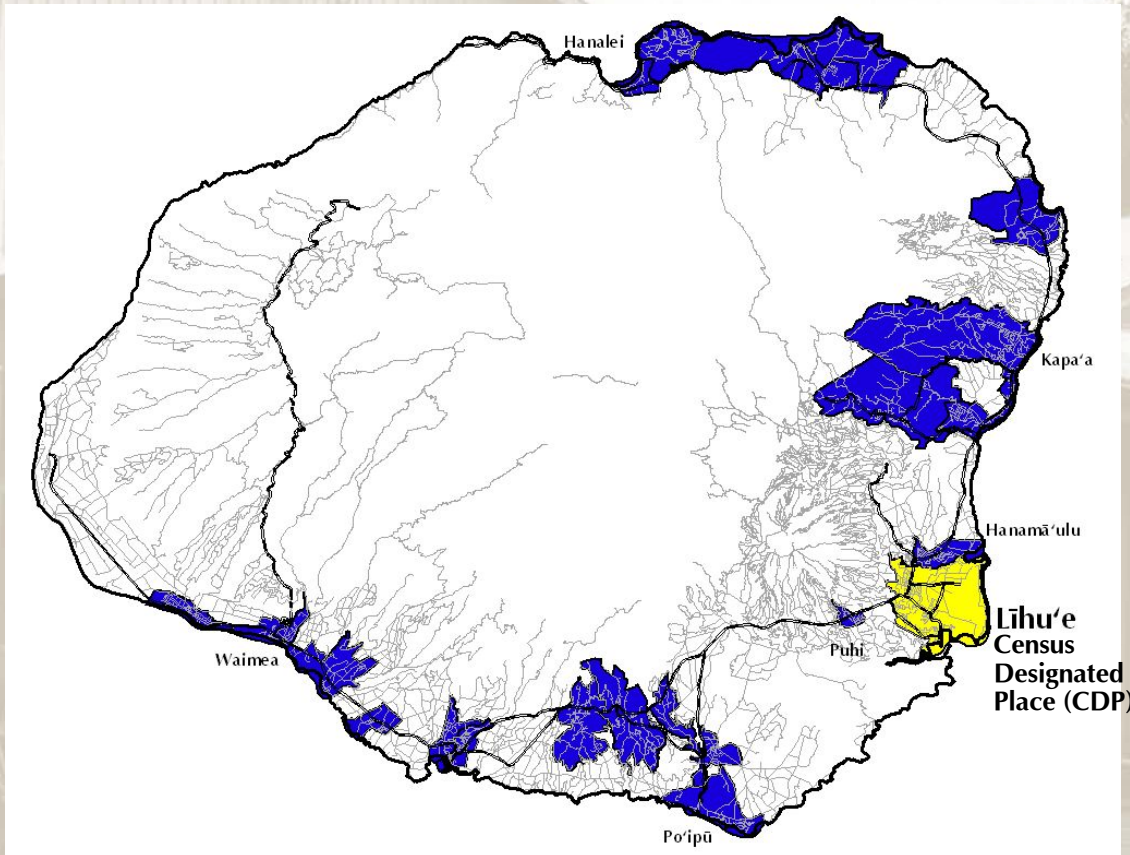
MEETING OVERVIEW

- **Project Descriptions**
 - Context and Scope
- **Overview of the Issues**
- **CAC Vision Statement**
- **Design Concepts and Alternatives**
 - Līhu'e Town Core Urban Design Plan
 - Līhu'e Civic Center
- **Transportation Networks**
- **Survey**

PURPOSE OF THE PROJECTS

- **Revitalize Līhu'e Town**
 - Inspired by Līhu'e business community
 - Guided by the General Plan vision to “renew Central Līhu'e”
 - County as the catalyst for improving Līhu'e Town
 - County vision when Civic Center purchased
- **County initiates two projects:**
 - Līhu'e Town Core Urban Design Plan (Planning Department)
 - Līhu'e Civic Center Site Improvements (Department of Public Works)

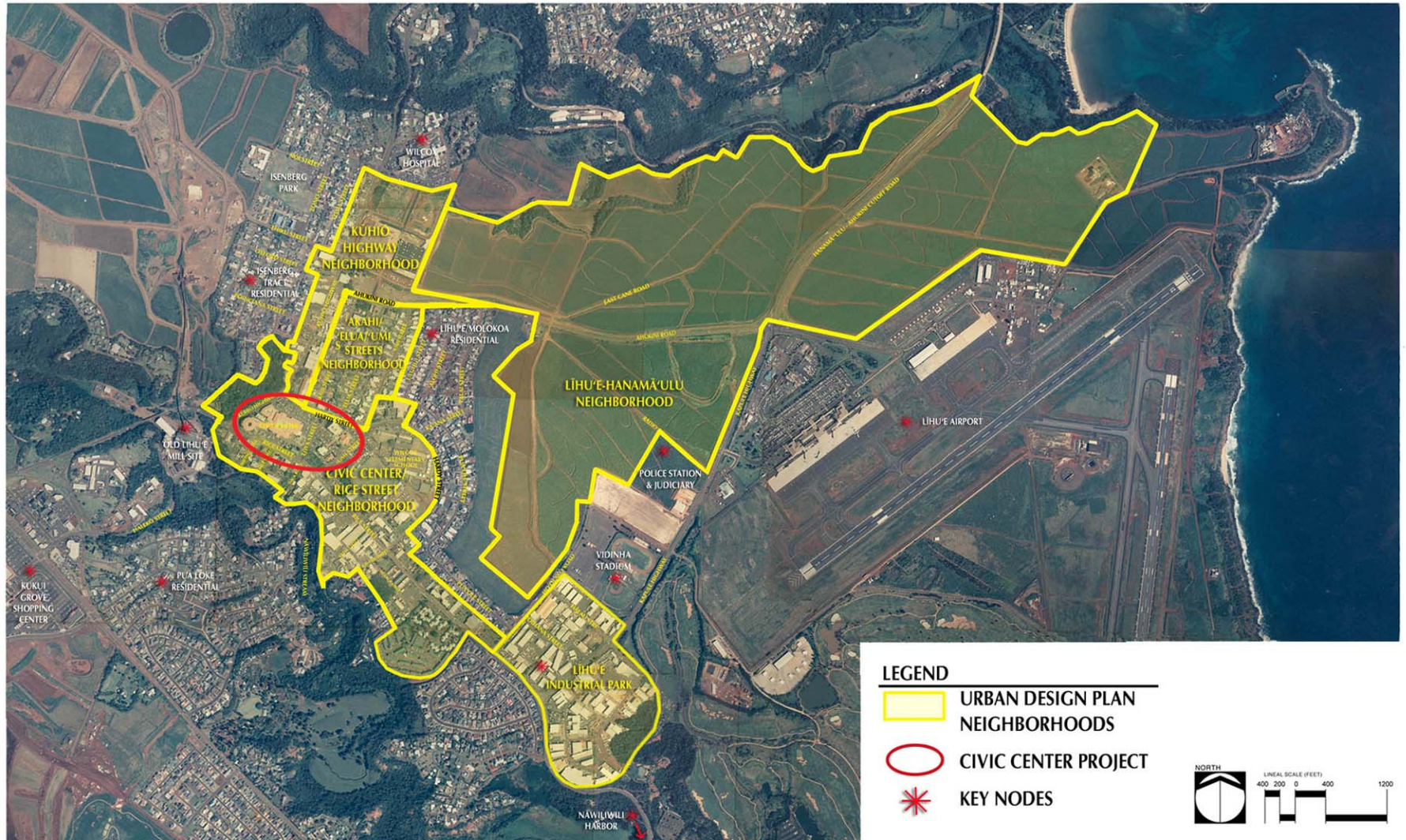
PROJECT CONTEXT



Lihue in the context of Kaua'i...

- **Population**
 - Lihue CDP contains 10% of Kaua'i population.
 - Lihue's median age is 44, Kaua'i's is 38. Within project area, it is even higher at 47.
 - Nearly half of Lihue's population is either over 65 or under 18 years of age.
- **Housing**
 - Over 40% of Lihue's households rent.
- **Workforce**
 - Initial estimates show that roughly half of Kaua'i's workforce has a Lihue work address.
- **Center of Government**
 - Nearly 600 State and County employees work in the Civic Center.
- **Major Transportation Gateway**
 - Lihue Airport
 - Nāwiliwili Harbor (major cargo and visitor port for Kaua'i)
- **Focus of Urban Growth on Kaua'i**
 - Lihue Hanamā'ulu infill project
 - Higher density residential, commercial, industrial uses

PROJECT AREAS



LĪHU'E TOWN URBAN DESIGN PLAN PROJECT SCOPE

- **Guidelines for Development**

- **Site Design** (building placement, open spaces, circulation, signage, lighting)
- **Streetscape Characteristics** (sidewalks, roadway sections, traffic calming, street furniture)
- **Building Treatment** (setbacks, building heights, design palette that relates to historic Līhu'e Town)
- **Landscaping** (standards for streetscapes, various land uses, parking lots, maintenance)
- **Historic Preservation**

- **Recommendations for Implementation**

- **Public Capital Improvement Projects**
- **Potential modifications to County Regulations**
- **Joint Public/Private Partnerships and Improvement Projects**
- **Potential funding sources**

LĪHU'E CIVIC CENTER PROJECT SCOPE

- **Site Improvements**
 - Specific to the 2-block area of the Līhu'e Civic Center
 - Develop a master plan to guide County capital improvement projects within the Civic Center
- **Environmental Assessment**
- **Phase I Design and Construction**

THE ISSUES

- As identified during 2002 AIA charrette, through surveys and community meetings, and CAC input...
- Civic Pride and Aesthetics
 - “Uninviting”
 - “Strip Mall Feel”
 - Lacks a Sense of Place
 - Needs More Trees & Green Spaces
 - Underground Overhead Utilities
 - Cleanliness and Maintenance
- Historic Buildings
 - Source of Pride
 - Enhancement



THE ISSUES

- **Transportation Networks**

- Pedestrian Safety & Convenience
- ADA Accessibility
- Dangerous Roadways
- Traffic
- Parking (too much, not enough)
- Bicycle Facilities
- Transit

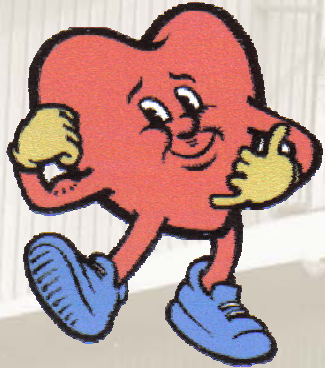


THE ISSUES

- Business & Community Revitalization
 - Consider opportunities with cruise ships, Līhu'e workforce
- Natural Environment
 - Connection to Nāwiliwili Stream
- Community Facilities and Civic Celebrations
 - Regional park
 - Festivals
 - Parades
 - Center of civic life



A VISION FOR LĪHU'E



In the year 2020...

Līhu'e – the vital heart of Kaua'i – celebrates its unique past and embraces its future, combining the best of both in its development over the next fifteen years.

Our town is the welcoming destination at the gateway to Kaua'i. It is the center of local government and the embodiment of civic pride.

Līhu'e embraces business and community development while honoring and protecting its historic architectural resources, commercial districts and residential neighborhoods.

It recognizes its part in the larger environment as demonstrated by the responsible stewardship of its watershed and other natural resources. It is green and beautifully landscaped.

It exemplifies a pedestrian-friendly environment within a multi-modal transportation system.

Līhu'e is pleasant and vibrant, inspiring and beautiful. The town epitomizes the spirit of aloha, its urban fabric a patchwork quilt of history, architecture, and civic life... an example for all the Garden Isle.

NEIGHBORHOOD CONCEPT

- Neighborhood Concept
 - Civic Center & Rice Street
 - Kūhiō Highway
 - ‘Akahi/‘Elua/‘Umi Streets Transition Area
 - Līhu‘e-Hanamā‘ulu Project Area
 - Līhu‘e Industrial Park
- Each neighborhood has their own character based on different uses, streetscapes, and design themes
- Designed not to compete but to complement each other
- Transportation networks connect the neighborhoods and key destinations within Līhu‘e Town and surrounding areas (by foot, bike, car, transit)

CIVIC CENTER & RICE STREET

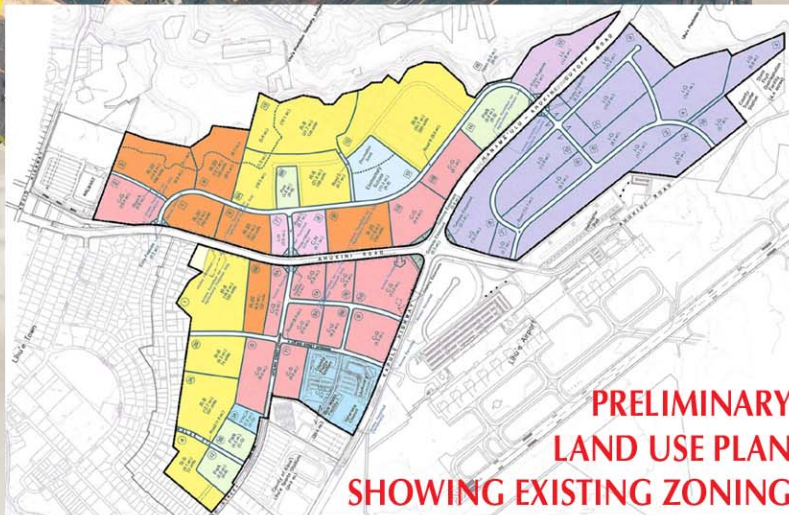
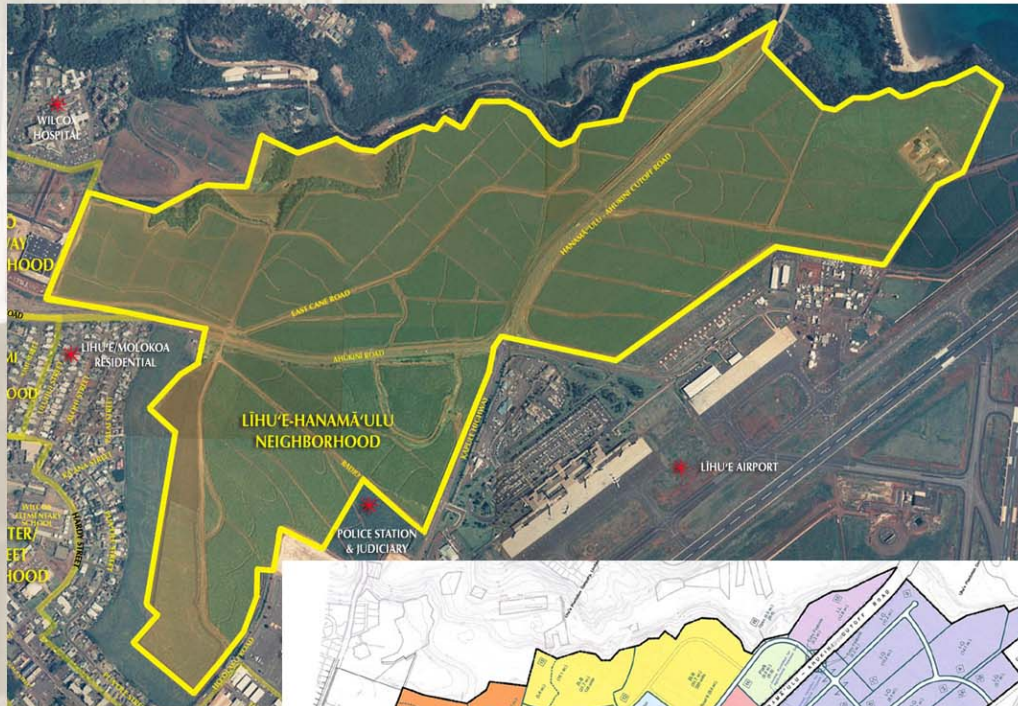


- Līhu'e's "Main Street"
- Historic buildings
- Mixed-use commercial, residential
- Pedestrian amenities, benches, landscaping
- Design themes (street trees, graphic symbols such as quilt patterns in crosswalks)
- Neighborhood Subareas:
 - Civic Center
 - Wilcox Elementary/War Memorial
 - Commercial areas south of Rice Street
 - Rice Street east of Hardy Street

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- Major vehicle corridor
 - Commercial mixed use
 - Improve pedestrian environments
 - Soften streetscape with landscape easements on private property
 - Provide development incentives in exchange for landscape easements or expanded right-of-way
 - Bicycles share roadways or use alternate routes

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- A faded background image of a historic building with a prominent 'STOP' sign above its entrance. The building has a classic architectural style with a gabled roof and a porch. The text of the presentation is overlaid on the left side of the image.
- **Residential Area
Converting to
Commercial Uses**
 - **Mixed-use
commercial/residential**
 - **Relationship with the
Civic Center**
 - **Unify streetscapes-
buildings in front,
parking in back**
 - **Street parking**
 - **Sidewalks and street
trees**

LĪHU'E-HANAMĀ'ULU



- Urban Infill Project
- Obtained Land Use Approvals, 1995-1996
- Draft Urban Design Plan already adopted by Ordinance
- Mixed-Use Village concept
- Pedestrian-Friendly Streetscapes

INDUSTRIAL PARK



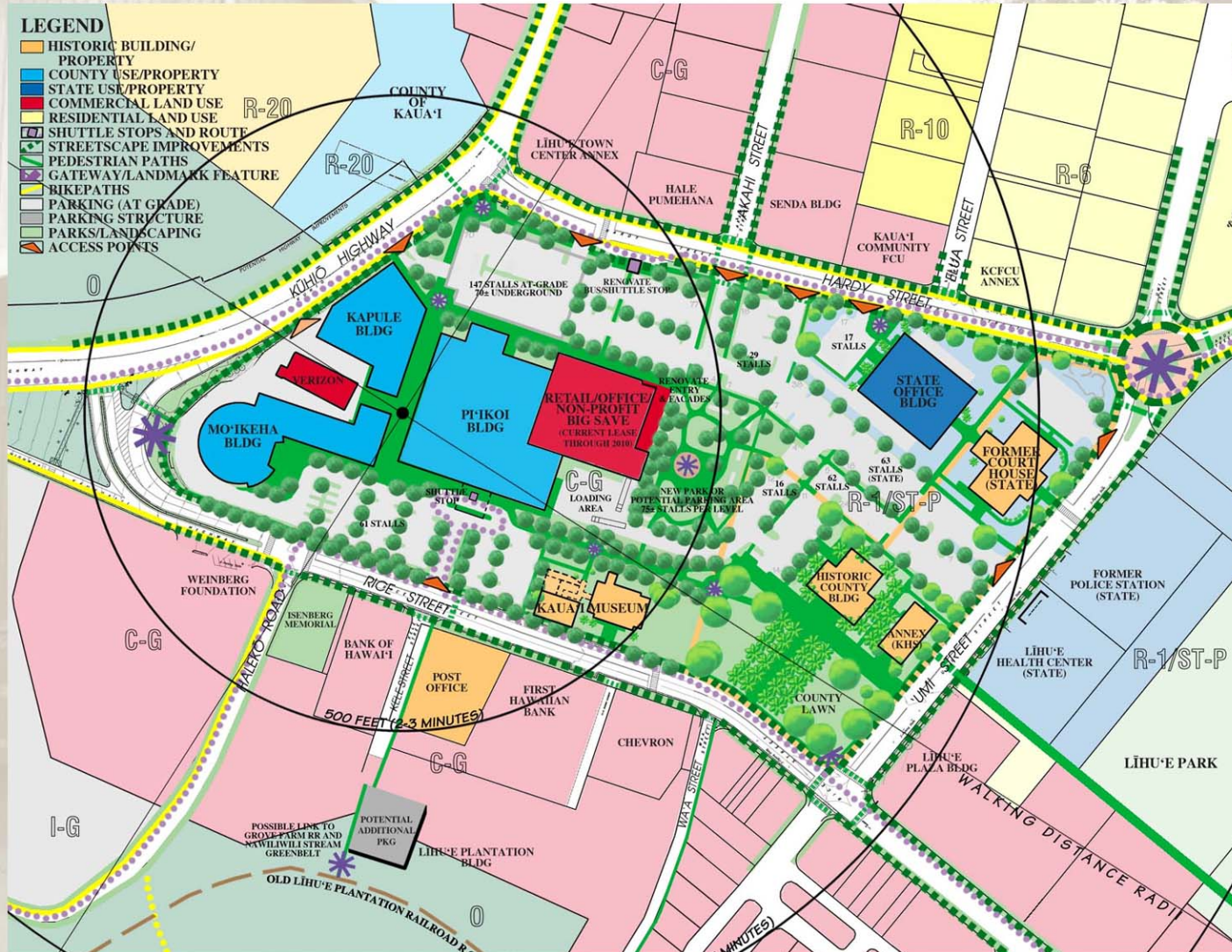
- Improve streetscapes on main roads
- Sidewalks
- Curb and gutter
- Landscaping

LĪHU'E CIVIC CENTER DRAFT MASTER PLAN

- The next series of slides focuses on the Līhu'e Civic Center Site Improvements Project.
- Several alternative concepts had been developed and reviewed by the County Council, neighboring businesses, County and State staff, and community representatives.
- Based on the feedback received, a Draft Master Plan was developed.
- The following slides provide “before and after” views of the Civic Center from both plan and 3-D viewpoints.
- You will be given an opportunity to comment on the proposed draft master plan in the survey section of this slideshow.

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LĪHU'E CIVIC CENTER DRAFT MASTER PLAN



**DRAFT
MASTER
PLAN**

LĪHU'E CIVIC CENTER DRAFT MASTER PLAN

EXISTING CIVIC CENTER



LĪHU'E CIVIC CENTER DRAFT MASTER PLAN

DRAFT MASTER PLAN



LĪHU'E CIVIC CENTER DRAFT MASTER PLAN

EXISTING COUNTY BUILDINGS AND PARKING LOT FROM RICE STREET



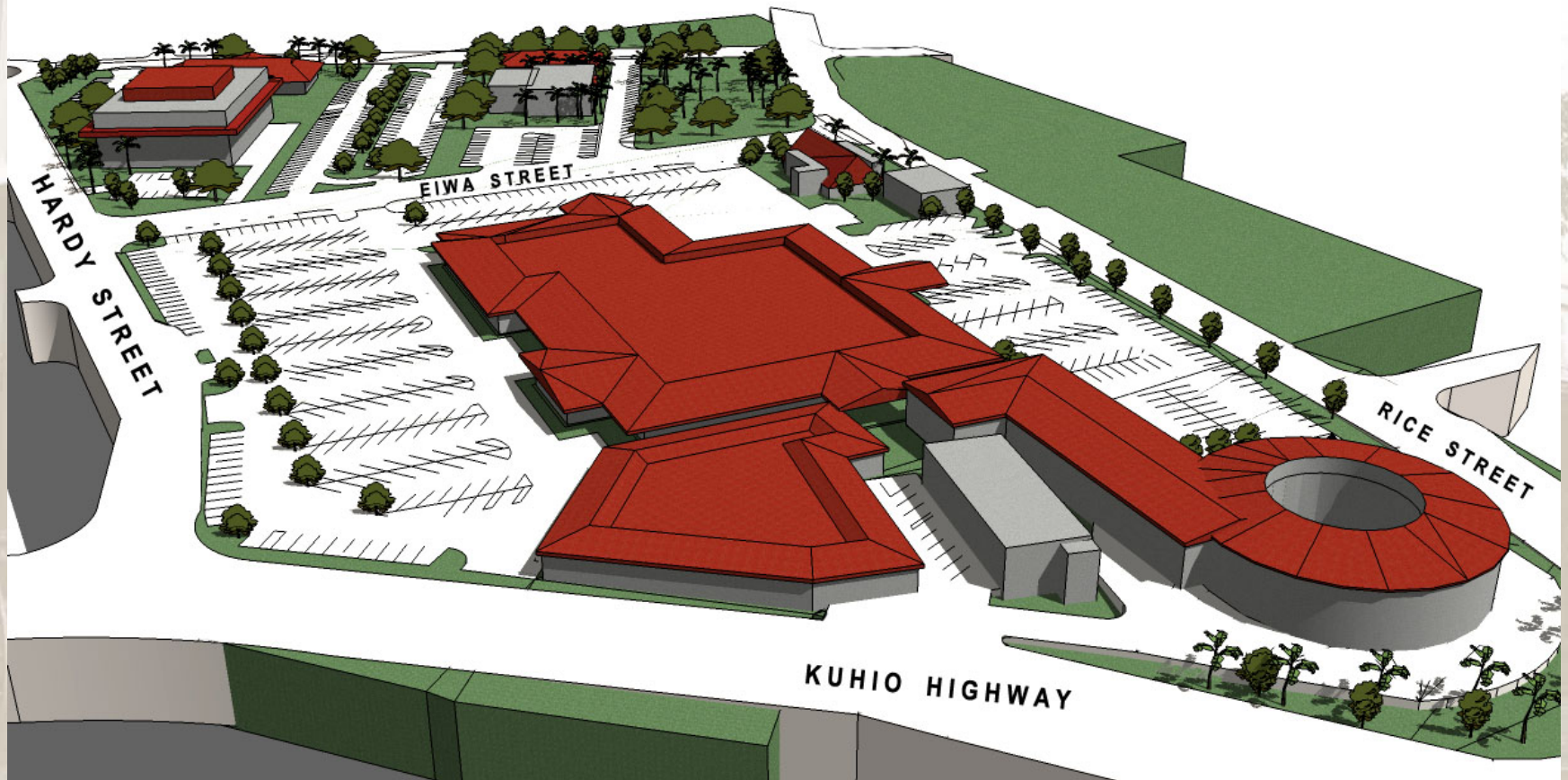
LĪHU'E CIVIC CENTER DRAFT MASTER PLAN

DRAFT MASTER PLAN OF COUNTY BUILDINGS AND PARKING LOT ALONG RICE STREET



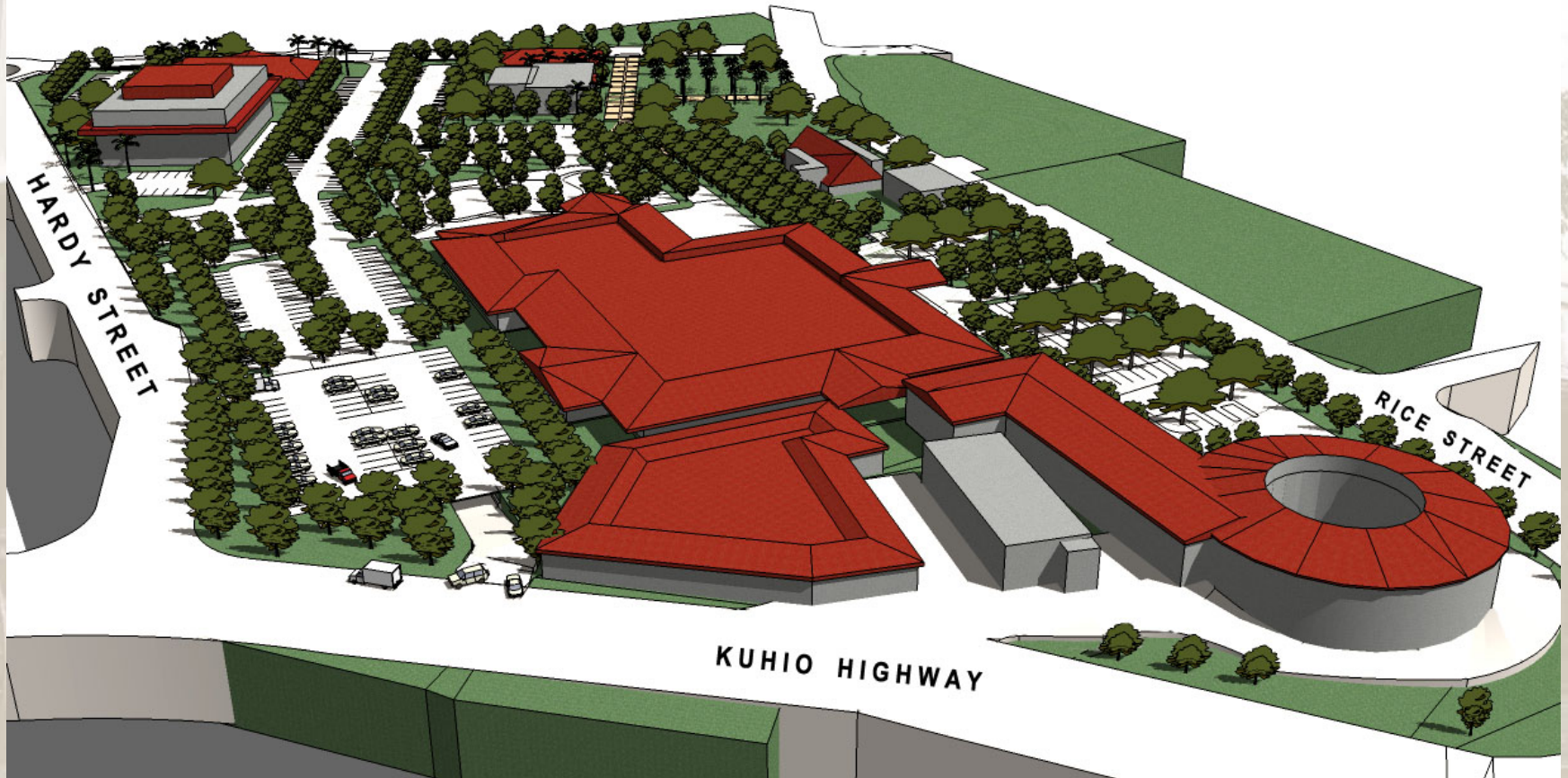
LĪHU'E CIVIC CENTER DRAFT MASTER PLAN

EXISTING CIVIC CENTER FROM KŪHIŌ HIGHWAY

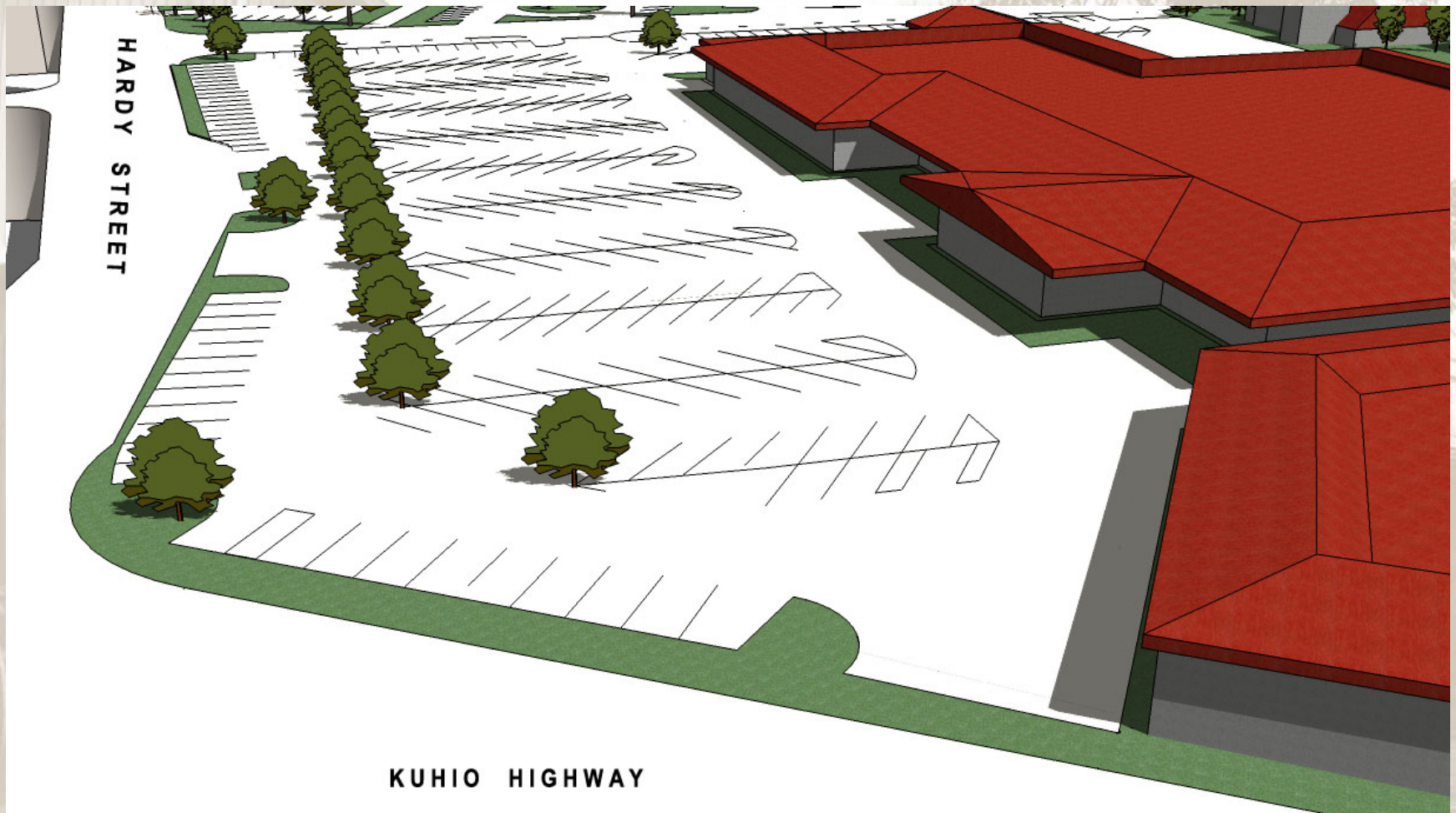


LĪHU'E CIVIC CENTER DRAFT MASTER PLAN

DRAFT MASTER PLAN FROM KŪHIŌ HIGHWAY



LĪHU'E CIVIC CENTER DRAFT MASTER PLAN



EXISTING PARKING LOT AT INTERSECTION OF KŪHIŌ HIGHWAY AND HARDY STREET

LĪHU'E CIVIC CENTER DRAFT MASTER PLAN



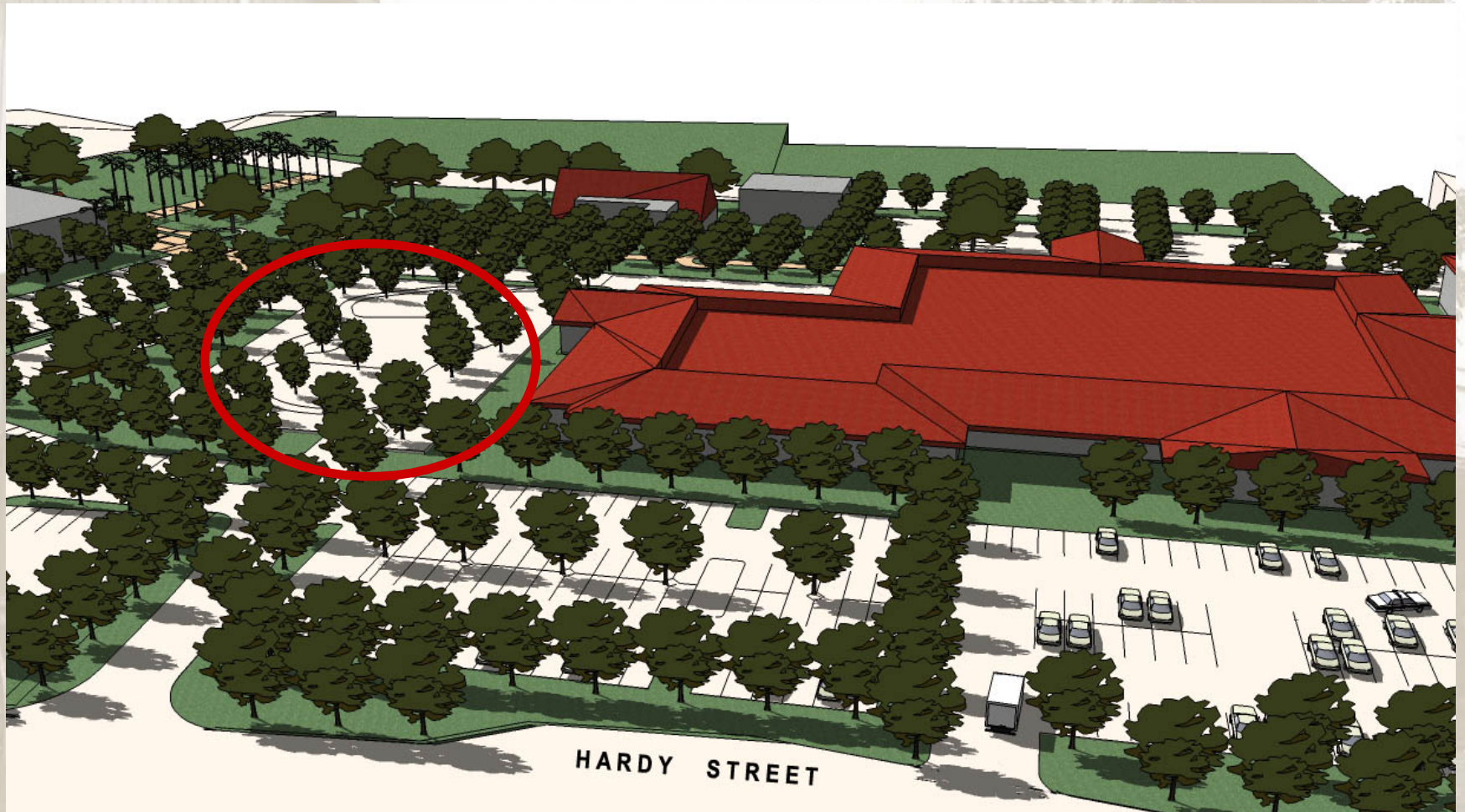
**PROPOSED PARKING LOT WITH LOWER DECK AT THE INTERSECTION OF KŪHIŌ HIGHWAY
AND HARDY STREET**

LĪHU'E CIVIC CENTER DRAFT MASTER PLAN



EXISTING VIEW FROM HARDY STREET

LĪHU'E CIVIC CENTER DRAFT MASTER PLAN



PROPOSED PLAN FROM HARDY STREET. CENTRAL PARKING AREA CIRCLED IN RED COULD BE A PARK IN THE EARLY PHASES THEN CONVERTED TO PARKING AS NEEDED. POTENTIAL SUBGRADE PARKING STRUCTURE OR PARTIALLY BELOW GRADE WITH PARK ABOVE.

LĪHU'E CIVIC CENTER DRAFT MASTER PLAN

EXAMPLES OF PARKING STRUCTURES WITH PARKS ABOVE...

SMITH BERETANIA PARK, CHINATOWN (HONOLULU)



HONOLULU MUNICIPAL PARKING

